090.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,800 / 721,800
					USE VALUE:	721,800 / 721,800
					ASSESSED:	721,800 / 721,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHNEIDER MICHAEL
Owner 2:	BUSKE DANA C
Owner 3:	
Street 1:	12 MARTIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOARES JOHN S/ETAL -
Owner 2:	SOARES SUSAN L -
Street 1:	12 MARTIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,704 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1968 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3704.000	350,000		371,800	721,800
Total Card	0.085	350,000		371,800	721,800
Total Parcel	0.085	350,000		371,800	721,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.77 | /Parcel: 366.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	57903
GIS Ref	
GIS Ref	
Insp Date	07/11/13

!7326!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,000	0	3,704.	371,800	721,800	721,800	Year End Roll	12/18/2019
2019	101	FV	269,800	0	3,704.	377,100	646,900	646,900	Year End Roll	1/3/2019
2018	101	FV	269,800	0	3,704.	281,500	551,300	551,300	Year End Roll	12/20/2017
2017	101	FV	269,800	0	3,704.	254,900	524,700	524,700	Year End Roll	1/3/2017
2016	101	FV	269,800	0	3,704.	244,300	514,100	514,100	Year End	1/4/2016
2015	101	FV	249,100	0	3,704.	207,100	456,200	456,200	Year End Roll	12/11/2014
2014	101	FV	249,100	0	3,704.	196,500	445,600	445,600	Year End Roll	12/16/2013
2013	101	FV	204,700	0	3,704.	187,000	391,700	391,700		12/13/2012

PRINT

Date	Time
12/10/20	21:58:32

LAST REV

Date	Time
06/13/16	09:02:22
ekelly	
7326	

USER DEFINED

Prior Id # 1:	57903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOARES JOHN S/E	36972-210		11/7/2002		365,000	No	No		
HOPE CONSTANCE	25314-426		5/1/1995		135,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2015	195	Renovate	31,000					
4/11/2013	533	Manual	170,500	C				
4/4/2003	232	Re-Roof	4,500					
7/17/1995	399	Manual	1,500					REMOVE WALL

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
7/11/2013	Measured	JBS	JOHN S
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/24/2009	Missed Appt.	189	PATRIOT
12/23/2008	Measured	163	PATRIOT
2/16/2003	MLS	MM	Mary M
1/28/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

Total AC/HA: 0.08503 | Total SF/SM: 3704 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,784 | Spl Credit | Total: 371,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18353653
Const Adj.:	0.99989998
Adj $ / SQ:	124.259
Other Features:	110000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429998
Depreciation:	79980
Depreciated Total:	350019

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

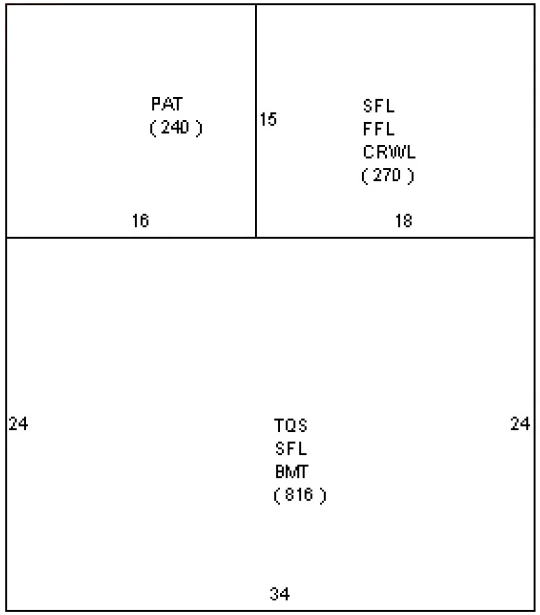
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.68
Special Features:	0	Val/Su Net:	106.25
Final Total:	350000	Val/Su SzAd	177.85

SKETCH



Sum Area By Label :
TQS = 816
SFL = 1086
BMT = 816
PAT = 240
FFL = 270
CRWL = 270

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,086	124.260	134,945
BMT	Basement	816	37.280	30,419
TQS	3/4 Story	612	124.260	76,046
CRWL	Crawl Space	270	18.640	5,032
FFL	First Floor	270	124.260	33,550
PAT	Patio	240	3.810	915
	Net Sketched Area:	3,294	Total:	280,907
Size Ad	1968	Gross Are	3498	FinArea 1968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

090.0-0004-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: